

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

August 8, 2014 – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
Kathy Mayfield, Board Member
Thomas Oliver, Board Member

Present Also:

Larry Disney, Executive Director
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
Kim Mathias, Executive Secretary
Brian Judy, Board Counsel

Absent:

G. Herbert Pritchett, Board Member

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

MINUTES

Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously approved the July 25, 2014 minutes. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

EDUCATION

Motion by Kathy Mayfield, second by Thomas Oliver and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

(1) ASFMRA

A. Current Environmental Issues – 8 hours CE classroom

(2) McKissock, LP

A. Appraisal of Fast Food Facilities – 7 hours CE online

(3) Appraisal Institute

A. Residential Market Analysis and Highest & Best Use – 15 hours QE Classroom

B. Unraveling the Mystery of Fannie Mae Appraisal Guidelines – Synchronous – 4 hours CE Online

Larry Disney advised the Board he received a call from Business Magazine concerning real estate appraisers and if he felt there will be enough appraisers in the future with the current criteria required for individuals to obtain an appraisers license. Larry Disney suggested the Board and staff initiate an information and recruitment outreach for attending employee fairs, high schools, college career days etc.

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Sam Blackburn, second by Thomas Oliver and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (1) Jerrod Allen – Certified General (CO)
- (2) Robert Allen, III - Associate
- (3) Eben P. Bryant – Certified General (TN)
- (4) William P. Fowler – Certified General (IN)
- (5) Jonathan Hazelett - Associate
- (6) Colby Myers - Associate

B. The Board acknowledged the following Appraisal Managements Company that has completed all requirements and has been issued a certificate.

- (1) Appraisal Logistic Solutions, Inc. - #146

COMPLAINT

- A. The Board reviewed the Case Summary Chart. 31 cases filed for 2014 and 11 open appraiser investigations and 2 AMC cases.
- B. Motion by Thomas Oliver, second by Sam Blackburn and the Board agreed to mediate the AMC cases. After further discussion, the first motion was amended to mediate all AMC cases in the pending status unless information is presented for the case to be set for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- C. Case No. 14-14 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- D. Case No. 14-21 – Motion by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- E. Case No. 14-23 – Motion by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- F. Case No. 13-58 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously accepted the agreed order. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
 - (a) Satterly shall complete a 7 hour 2-4 Family Finesse course and a 3 hour Deriving and Supporting Adjustments and a 5 hour Introduction to Complex Appraisal Assignments. Said 15 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by December 31, 2014.
 - (b) Satterly shall submit a log of assignments to the KREAB office every 3 months for 3 years from the date the Agreed Order is signed, and the KREAB staff or designee shall have the right to request and review reports from the log upon notice to the respondent.
 - (c) Satterly agrees to no Associate appraisers for 3 years from the date of the agreed order.
 - (d) Satterly shall be restricted from appraising 2-4 family unit residential properties until December 31, 2014 or until the successful completion of an education course is in appraising 2-4 residential living units that must be completed prior to December 31, 2014.

- (e) Satterly agrees that the Board shall not renew her certification for the 2015 renewal cycle July 1, 2015 until she has completed the requirements of the terms set out in paragraphs (a) of this order.

G. Case No. 13-59 - Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously accepted the agreed order. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (a) Watkins shall complete a 30 hour Market Analysis & Highest and Best use Course with successful completion of the examination. Said 16 hours of education shall be credited toward the disciplinary settlement of this case and the additional 14 hours shall be credited toward the continuing education credit for renewal of his 2014-2015 appraiser license as required in 201 KAR 30:050 Section 7. The course work required herein shall be completed by December 31, 2014.
- (b) Watkins agrees to submit an experience log every 3 months for a period of two years and the log will be monitored and reports will be selected for staff review.
- (c) Watkins agrees that the Board shall not renew his certification for the 2015 renewal cycle July 1, 2015 until he has completed the requirements of the terms set out in paragraph (a) of this order.

H. Cases on Appeal

- (1) Lynn Prichard – 04-63 – Present information at the September Board meeting. –12-10, 12-11, 12-12, 12-25, 12-26 -
- (2) Matt Miniard - 10-18 – Court of Appeals. The Court has not ruled on the case.
- (3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07
Misfiled in wrong county by Harrington Attorney. Appeal now in the Madison Circuit Court.

I. Cases to be set for hearing

- (1) Case 12-45 – Larry Disney and Tom Viet with Attorney to file formal complaint
- (2) Case 13-15 - Larry Disney and Tom Viet with Attorney to file formal complaint
- (3) Case 13-62 - Larry Disney and Tom Viet with Attorney to file formal complaint


J. A discussion was made on the Board members receiving information relevant to cases that have been filed. The Board agreed to have the investigator present the USPAP findings, if applicable, for each case and the Board would dismiss, mediate or set the case for a hearing. The agenda will now reflect only numbers that would not indicate a particular case.

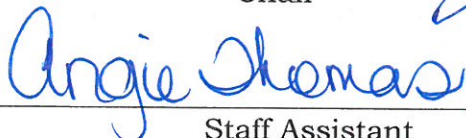
MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget July 31, 2014 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board approved the payments for July 2014. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- B. Motion by Kathy Mayfield, second by Thomas Oliver and the Board approved the Administrative Regulation Changes listed below and approval for Larry Disney and/or Tom Veit to act as the spokesperson at the regulation subcommittee hearings. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
 - i. 201 KAR 30:125 Continuing Education for Appraisers
 - ii. 201 KAR 30:180 Distance Education Standards
 - iii. 201 KAR 30:200 Reciprocity regulations for applicants licensed or certified in another state
- C. AMC – Registration in the state as a DBA. – Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously agreed to allow an AMC to register in the state of Kentucky with additional companies as DBA and pay one registration fee. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- D. Motion by Sam Blackburn, second by Kathy Mayfield and the Board approved for Brian Judy, Board Counsel to attend the AARO Fall conference in Washington, DC and to reimburse the Attorney General Office for Mr. Judy expenses. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- E. September 2014 Board meeting and staff/board training – September 11 & 12, 2014 – Barren River State Park

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to adjourn the meeting.


Chair


Staff Assistant